

County of Monterey

Monterey County Zoning Administrator
Monterey County Government Center - Thyme Conference Room
1441 Schilling Place, 2nd Floor



Meeting Agenda - Final

Thursday, April 10, 2025

9:30 AM

Monterey County Zoning Administrator

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Zoning Administrator alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

PLEASE NOTE: IF THE ZONING ADMINISTRATOR IS PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE ZONING ADMINISTRATOR.

You may participate through ZOOM. For ZOOM participation please join by computer audio at:

<https://montereycty.zoom.us/j/92771458150?from=addon>

OR to participate by phone call any of these numbers below:

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Enter this Meeting ID number 927 7145 8150 when prompted.

PUBLIC COMMENT: Please submit your comment (limited to 250 or less) to the Clerk at zahearingcomments@co.monterey.ca.us. In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Zoning Administrator Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.

Public Comment Prior to Wednesday at 5:00 PM will be distributed to the Zoning Administrator via email.

Public Comment submitted during the meeting can be submitted at any time and every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

ALTERNATIVE FORMATS: If requested, the agenda shall be made available in appropriate

alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.

INTERPRETATION SERVICE POLICY: The County of Monterey Zoning Administrator invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the County of Monterey Housing and Community Development Department located in the County of Monterey Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas del Administrador de Zonificación sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

TENGA EN CUENTA: SI EL ADMINISTRADOR DE ZONIFICACIÓN ESTÁ PRESENTE EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL ADMINISTRADOR DE ZONIFICACIÓN.

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en:

[https://montereycty.zoom.us/j/927 7145 8150](https://montereycty.zoom.us/j/92771458150)

O para participar por teléfono, llame a cualquiera de estos números a continuación:

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Presione el código de acceso de reunión: 927 7145 8150 cuando se le solicite.

COMENTARIO PÚBLICO: Por favor envíe su comentario (limitado a 250 palabras o menos) al personal de la reunión del Administrador de Zonificación al correo electrónico:

zahearingcomments@co.monterey.ca.us. En un esfuerzo por ayudar al personal, indique en la línea de asunto, la audiencia de la reunión (por ejemplo, Administrador de Zonificación) y el número de la agenda (por ejemplo, el No. de agenda 10). Su comentario se incluirá en el registro de la reunión del Administrador de Zonificación.

Los comentarios públicos recibidos antes de las 5:00 p.m. el miércoles antes de la reunión del Administrador de Zonificación del Condado de Monterey se distribuirán por correo electrónico.

El comentario público enviado durante la reunión se puede enviar en cualquier momento y se hará todo lo posible para leer su comentario en el registro, pero algunos comentarios pueden no leerse debido a limitaciones de tiempo. Los comentarios recibidos después del tema de la agenda se incluirán en el registro si se reciben antes de que finalice la junta.

FORMATOS ALTERNATIVOS: Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

POLÍZA DE SERVICIO DE INTERPRETACIÓN: El Administrador de Zonificación del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un intérprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un intérprete. Los pedidos se deberán hacer lo más pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunión.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:30 A.M - Call to Order**ROLL CALL**

Mike Novo, Zoning Administrator
Representative from Environmental Health
Representative from Public Works
Representative from Environmental Services

PUBLIC COMMENT

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Zoning Administrator Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Zoning Administrator as provided in Sections 54954.2 of the California Government Code.

9:30 A.M. - SCHEDULED ITEMS

1. PLN240107 - CHAMISAL FAMILY PARTNERSHIP LTD ET AL
Public hearing to consider a Minor Amendment to a previously approved Use Permit (PC1584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse, and a swimming pool. This Amendment would allow for the conversion of two existing tennis courts into eight pickleball courts, the addition of three new pickleball courts, and the future conversion of one existing tennis court into four pickleball courts.
Project Location: 185 Robley Rd, Salinas
Proposed CEQA action: Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that no exceptions pursuant to section 15300.2 apply.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)
 [Exhibit C - Public Comment.pdf](#)
 [Exhibit D - Acoustics Report](#)

OTHER MATTERS**ADJOURNMENT**



County of Monterey

Item No.1

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: ZA 25-028

April 10, 2025

Introduced: 4/2/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN240107 - CHAMISAL FAMILY PARTNERSHIP LTD ET AL

Public hearing to consider a Minor Amendment to a previously approved Use Permit (PC1584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse, and a swimming pool. This Amendment would allow for the conversion of two existing tennis courts into eight pickleball courts, the addition of three new pickleball courts, and the future conversion of one existing tennis court into four pickleball courts.

Project Location: 185 Robley Rd, Salinas

Proposed CEQA action: Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that no exceptions pursuant to section 15300.2 apply.

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a resolution to:

1. Find the project Categorically Exempt pursuant to section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Minor and Trivial Amendment to a previously approved Use Permit (PC01584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse, and a swimming pool. This Amendment would allow for the conversion of two tennis courts into eight pickleball courts, the addition of three pickleball courts, and the future conversion of one tennis court into four additional pickleball courts (total of 25 tennis or pickleball courts).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions.

PROJECT INFORMATION:

Agent: Stephen Lyon

Property Owner: Robert Mitchell

APN: 416-321-017-000

Parcel Size: 9 acres

Zoning: PQP/B-8-VS

Plan Area: Toro

Flagged and Staked: No

Project Planner: Joseph Alameda, Assistant Planner

alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY:

The subject property is located at 185 Robley Road in Salinas, within the Toro Area Plan. On December 20, 1972, the County of Monterey Planning Commission approved a Use Permit (PC01584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse, and swimming pool. The applicant proposes a Minor and Trivial Amendment to the original Use Permit to allow for the conversion of two tennis courts into eight pickleball courts, the addition of three pickleball courts, and the future potential to convert one tennis court into four additional pickleball courts. At full build-out, a total of 25 athletic courts would be available to the Chamisal Tennis and Fitness Club members. No increase in membership numbers is anticipated, and the installation of pickleball courts is proposed to respond to a shift in facility demands. No other changes to the uses or development approved under PC01584 are proposed.

DISCUSSION:

The proposed project was scheduled for consideration before the Chief of Planning on March 19, 2025. However, prior to this administrative hearing, two objection letters were submitted by members of the public (**Exhibit C**). These letters raised concerns regarding the potential increase in ambient noise from the additional courts, inadequate parking to accommodate the expansion, and concerns about the compatibility of the land use with the surrounding area. While the public comments received did not expressly request a public hearing, the concerns raised were substantive in nature, which staff determined should be considered by the Zoning Administrator pursuant to Title 21 section 21.70.060.

Noise

Chamisal Fitness & Tennis Club (“Club”) hours are typically between 5:00 a.m. and 8:00 p.m. Sources of noise associated with the Club are generally limited to noise associated with on-site activities, including human voices, tennis and pickleball matches, and various other on-site activities. Sources of noise observed in the vicinity of the Club that were not related to Club activities included noise from traffic on nearby roadways, residential landscaping activities, and noise associated with aircraft overflights on approach to the Monterey Regional Airport.

In accordance with Title 10 Chapter 10.60 and the 2010 General Plan Safety Element, an Acoustics report (LIB250054) was prepared to assess the potential impacts of the additional courts. The report involved both long-term and short-term ambient noise level measurements at six locations in the vicinity of the Chamisal Fitness & Tennis Club and the surrounding residential areas. The closest existing residential land uses to the pickleball courts are located at setback distances of 500 feet or greater from the center of the eight pickleball courts. The noise levels measured at sites ST-3 and ST-5 are the most accurate representation of the proposed pickleball noise levels that may be heard within 50 to 100 feet of the perimeter of Club activities. At these locations, pickleball noise levels were measured to be between 40.6 and 64.8 decibels (dB). The acoustical engineer also measures noise levels near an off-site residence (site ST-4). The report found that the maximum noise levels at the closest residential land uses to the Club would be expected to be in the range of approximately 52-61 dB.

2010 General Plan Policy S-7.4 requires that new noise generators may be allowed in areas where projected noise levels are “conditionally acceptable”. Additionally, Table S-2 of the Safety Element (2010 General Plan) finds that development generating noise between 55 to 70 dB is considered to be conditionally acceptable within Residential Land Use areas. Title 10 section 10.60.030 prohibits any

machine, mechanism, device, or contrivance that produces a noise level that exceeds seventy (70) dBA measured fifty (50) feet from being operated. Noise generated from playing pickleball, specifically the paddle hitting the ball, would be considered a contrivance or device in this case. Based on the conclusions of the prepared Acoustics report, the proposed pickleball use will not generate noise that exceed the 70 dBA maximum established by Title 10 and is within the acceptable levels established by the 2010 General Plan Safety Element. Further, Title 10 section 10.60.040(C) exempts outdoor gatherings and sporting events on commercial or institutional premises from the allowed daytime and nighttime noise thresholds of Title 10, provided such use is conducted pursuant to applicable rules, regulations, and zoning restrictions. The Chamisal Fitness & Tennis Club property is zoned Public Quasi Public and allows sporting events and outdoor gatherings. Thus, although the proposed use complies with applicable regulations and policies related to noise, the noise generated by the proposed pickleball use is also exempt from requirements of Title 10.

Parking

Title 21 section 21.58.040 establishes the required minimum number of off-street parking spaces for Tennis Courts as 2 spaces per court. The proposed expansion will result in the potential for up to 25 total courts within the Tennis Club, therefore requiring a minimum of 50 parking spaces. The Tennis Club has an existing 112 parking spaces, not including 4 spaces which are reserved for handicapped parking.

Land Use

The subject property is zoned Public/Quasi-Public (“PQP”), which allows for the establishment of Country Clubs subject to the granting of a Use Permit pursuant to Title 21 section 21.40.050. On December 20, 1972, the County of Monterey Planning Commission approved a Use Permit (PC01584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse, and a swimming pool, which was prior to the residential development in the area. The proposed conversion of tennis courts to pickleball courts and the installation of additional pickleball courts is in keeping with the intention of the original Use Permit and are an appropriate use under the PQP zoning district. Further, there has been no evidence demonstrating that the proposed land use will be incompatible with the surrounding rural area.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Monterey County Regional Fire Protection District

Prepared by: Joseph Alameda, Assistant Planner, x7079

Reviewed and Approved by: Fionna Jensen, Principal Planner (WOC)

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution including:

- Attachment 1 - Recommended Conditions of Approval
- Attachment 2 - Plans

Exhibit B - Vicinity Map

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Exhibit D - Acoustics Report

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Planner; Fionna Jensen, Principal Planner (WOC); Robert Mitchell, Property Owners; Stephen Lyon, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Chrstina McGinnis, Keep Big Sur Wild; Holger Kappler, Herman Campos, Interested Parties; Planning File PLN240107



County of Monterey

Item No.1

Zoning Administrator

Legistar File Number: ZA 25-028

April 10, 2025

Introduced: 4/2/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

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Project Location: 185 Robley Rd, Salinas

Proposed CEQA action: Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that no exceptions pursuant to section 15300.2 apply.

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APN: 416-321-017-000

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OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Monterey County Regional Fire Protection District

Prepared by: Joseph Alameda, Assistant Planner, x7079

Reviewed and Approved by: Fionna Jensen, Principal Planner (WOC)

The following attachments are on file with the HCD:

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- Attachment 1 - Recommended Conditions of Approval
- Attachment 2 - Plans

Exhibit B - Vicinity Map

Exhibit C - Public Comment

Exhibit D - Acoustics Report

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Planner; Fionna Jensen, Principal Planner (WOC); Robert Mitchell, Property Owners; Stephen Lyon, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Chrstina McGinnis, Keep Big Sur Wild; Holger Kappler, Herman Campos, Interested Parties; Planning File PLN240107

Exhibit A

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

CHAMISAL FAMILY PARTNERSHIP LTD ET AL (PLN240107)

RESOLUTION NO. 25 -

Resolution by the County of Monterey Zoning Administrator:

1. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to 15300.2; and
2. Approving a Minor and Trivial Amendment to a previously approved Use Permit (PC01584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse and swimming pool. This Amendment would allow for the conversion of two tennis courts into eight pickleball courts, the addition of three pickleball courts, and future conversion of one tennis court into four additional pickleball courts (total of 25 tennis or pickleball courts).

(PLN240107, Robert Mitchell, 185 Robley Road, Salinas, Toro Area Plan (APN: 416-321-017-000))

The Chamisal Family Partnership LTD ET AL application (PLN240107) came on for an administrative hearing before the County of Monterey Zoning Administrator on April 10, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **PROCESS** - The County has received and processed a minor amendment to HCD-Planning File No. PLN240107.
EVIDENCE:
 - a) An application for a Minor and Trivial Amendment was submitted to HCD-Planning on July 08, 2024.
 - b) On December 20, 1972, the County of Monterey Planning Commission approved a Use Permit (PC01584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse, and swimming pool.
 - c) The proposed Amendment would allow for the conversion of two tennis courts into eight pickleball courts, the addition of three pickleball courts, and the future potential to convert one tennis court into four additional pickleball courts. At full build out, a total of 25 athletic courts would be available to the Chamisal Tennis and Fitness Club members. No increase in membership numbers is anticipated and the installation of pickleball courts are

proposed to respond to a shift in facility demands. No other changes to the uses or development approved under PC01584 are proposed. Therefore, the amendment is of a minor and trivial nature.

- d) This Minor and Trivial Amendment (HCD-Planning File No. PLN240107) amends PC01584. Given the proposed scope is limited to amending the number of previously approved athletic courts, PC01584 remains as the site's operative permit.
- e) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment are found in project file PLN240107.

2. FINDING:

CONSISTENCY - The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

- a) Allowed Use. The property is located at 185 Robley Road, Salinas (Assessor's Parcel Number 416-321-017-000), Toro Area Plan. The parcel is zoned Public/Quasi-Public with Building Site 8 and Visual Sensitivity overlays, or "PQP/B-8-VS". The PQP zoning allows country clubs as a principle use subject to the granting of a Use Permit. A Use Permit was approved in 1972 to allow the establishment of a country club. The proposed project involves modifications to the county club's tennis courts, increasing the number of athletic courts from 14 to 25. In this case, the County determined that a Minor and Trivial Amendment to the previously approved Use Permit (HCD-Planning File No. PC01584) is the applicable and appropriate entitlement to consider the conversion of tennis courts to pickle ball courts and establishment of new pickle ball courts. (See Finding No. 2, Evidence No. "g"). Therefore, the proposed project is an allowed land use for this site.
- b) The project has been reviewed for consistency with the text, policies, and regulations in the:
 - 2010 Monterey County General Plan;
 - Toro Area Plan; and
 - Monterey County Zoning Ordinance - Inland (Title 21)No conflicts were found to exist. The County received no communications from interested members of the public during the course of project review indicating any inconsistencies with the text, policies, and/or regulations of the Monterey County Code (MCC), and the County finds that the project is consistent with the text, policies, and regulations in the applicable documents.
- c) Development Standards. As proposed, the project meets all required development standards established in Title 21 section 21.40.060. The proposed amendment will only involve re-paving of tennis courts and does not involve any changes or new impacts to the current development standards, which are all being met.
- d) Lot Legality. The subject property is shown in its current configuration as Parcel 2 in Volume 3, Page 81 of the Assessors Parcel Map. Therefore, the County recognizes the project site as a legal lot of record.

- e) Land Use Advisory Committee. The project was not referred to the Toro Land Use Advisory Committee (LUAC) for review for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance.
- f) Noise. Chamisal Fitness & Tennis Club (“Club”) hours are typically between 5:00 a.m. and 8:00 p.m. Sources of noise associated with the Club are generally limited to noise associated with on-site activities, including human voices, tennis and pickleball matches, and various other on-site activities. Sources of noise observed in the vicinity of the Club that were not related to Club activities included noise from traffic on nearby roadways, residential landscaping activities, and noise associated with aircraft overflights on approach to the Monterey Regional Airport. In accordance with Title 10 Chapter 10.60 and the 2010 General Plan Safety Element, an Acoustics report (LIB250054) was prepared to assess the potential impacts of the additional courts. The report involved both long-term and short-term ambient noise level measurements at six locations in the vicinity of the Chamisal Fitness & Tennis Club and the surrounding residential areas. The closest existing residential land uses to the pickleball courts are located at setback distances of 500 feet or greater from the center of the eight pickleball courts. The noise levels measured at sites ST-3 and ST-5 are the most accurate representation of the proposed pickleball noise levels that may be heard within 50 to 100 feet of the perimeter of Club activities. At these locations, pickleball noise levels were measured to be between 40.6 and 64.8 decibels (dB). The acoustical engineer also measures noise levels near an off-site residence (site ST-4). The report found that the maximum noise levels at the closest residential land uses to the Club would be expected to be in the range of approximately 52-61 dB. 2010 General Plan Policy S-7.4 requires that new noise generators may be allowed in areas where projected noise levels are “conditionally acceptable”. Additionally, Table S-2 of the Safety Element (2010 General Plan) finds that development generating noise between 55 to 70 dB is considered to be conditionally acceptable within Residential Land Use areas. Title 10 section 10.60.030 prohibits any machine, mechanism, device, or contrivance that produces a noise level that exceeds seventy (70) dBA measured fifty (50) feet from being operated. Noise generated from playing pickleball, specifically the paddle hitting the ball, would be considered a contrivance or device in this case. Based on the conclusions of the prepared Acoustics report, the proposed pickleball use will not generate noise that exceed the 70 dBA maximum established by Title 10 and is within the acceptable levels established by the 2010 General Plan Safety Element. Further, Title 10 section 10.60.040(C) exempts outdoor gatherings and sporting events on commercial or institutional premises from the allowed daytime and nighttime noise thresholds of Title 10, provided such use is conducted pursuant to applicable rules, regulations, and zoning restrictions. The Chamisal Fitness & Tennis Club property is zoned Public Quasi Public and allows sporting events and outdoor gatherings. Thus, although the proposed use complies with applicable regulations and policies related to noise, the

noise generated by the proposed pickleball use is also exempt from requirements of Title 10.

- g) Pursuant to MCC Section 21.74.120.A, the County has determined that the proposed project qualifies as a minor amendment to the previously approved Use Permit. The amendment is minor in nature as follows:

- The project would not create new environmental impacts;
- The project would not increase the severity of environmental impacts identified in the original Use Permit;
- The project is in keeping with the action of the appropriate authority
- The project meets all relevant site development standards.

- h) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN240107.

3. FINDING: SITE SUITABILITY - The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Monterey County Regional Fire Protection District (FPD) and the Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

- b) The following technical report has been prepared:

- “Acoustical Analysis” (LIB250054), prepared by WJV Acoustics, Visalia, CA, on October 2, 2024.

Upon independent review, staff concurs with the conclusions of the report (see Finding No. 2, Evidence “f”). There are no physical or environmental constraints that render the site unsuitable for the proposed project.

- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240107.

4. FINDING: NO VIOLATIONS - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

EVIDENCE: a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

- b) The application, project plans, and related support materials submitted by the project applicant to are found in Project File PLN240107.

5. FINDING: HEALTH AND SAFETY - The establishment, maintenance, or operation of the project applied for will not under the circumstances

of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, Monterey County Regional Fire Protection District, HCD-Public Works, HCD-Environmental Services, and Environmental Health Bureau, and conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood
 - b) Necessary public facilities will be provided. For potable water, the parcel will continue to be served by the Chamisal Water Association. For wastewater and collection/treatment the property contains an on-site wastewater treatment system which was reviewed by EHB and was deemed to be sufficient. No additional fixtures are proposed with implementation of the proposed project. As proposed, the minor amendment will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240107.

6. FINDING:

CEQA (EXEMPT) - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15301 categorically exempts minor alterations of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.
 - b) As proposed, the project involves a minor and trivial amendment to a previously approved Use Permit (PC01584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse and swimming pool. This Amendment would allow for the conversion of two tennis courts into eight pickleball courts, the addition of three pickleball courts, and the future conversion of one tennis court into four more pickleball courts. Although the expansion would allow for a greater number of courts than previously assessed under the original Use Permit, the amendment proposes conversion of existing courts rather than development of new courts to limit to impacts of the expansion. The three new (not converted) courts will be siting within a previous parking area. Additionally, the Applicant/Owner has indicated a substantial decline in active membership, citing the COVID-19 Pandemic and the declining popularity of tennis for the substantial drop in membership, further limiting the impacts of the expansion. Although membership is anticipated to increase with implementation of the project to address a shift in demands, the proposed pickleball courts will not result in membership numbers that exceeding the Tennis Club's historical numbers. Additionally, no wastewater or potable water connections are proposed. The Chamisal Tennis and Fitness Club will continue to be

closed to the general public. Therefore, the proposed expansion in negligible and qualifies for a Class 1 Categorical Exemption.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal. Although the project site is visible from Laurels Grade, the proposed development is will not degrade or be substantially visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known historical or archaeological resources are present.
- d) No adverse environmental effects were identified during staff review of the development application.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240107.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Planning Commission.
- EVIDENCE:** a) Planning Commission. Pursuant to Title 21, Section 21.80.040.B, an appeal may be made to the Planning Commission by any public agency or person aggrieved by the discretionary decision of the Zoning Administrator.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project Categorically Exempt pursuant to section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Minor and Trivial Amendment to a previously approved Use Permit (PC01584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse and swimming pool. This Amendment would allow for the conversion of two tennis courts to eight pickleball courts, the addition of three pickleball courts, and the future conversion of one tennis court into four additional pickleball courts (total of 25 tennis or pickleball courts).

PASSED AND ADOPTED this 10th day of April 2025.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services offices in Salinas.

3. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN240107

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Minor and Trivial amendment to a previously approved Use permit (PLN240107) allows allow for the conversion of two (2) tennis courts to eight (8) Pickleball courts, the addition of three (3) new pickleball courts and the potential for up to four (4) more pickleball courts. The property is located at 185 Robley Road, Salinas (Assessor's Parcel Number 416-321-017-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Minor and Trivial amendment (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 416-321-017-000 on April 10, 2025. The permit was granted subject to 3 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

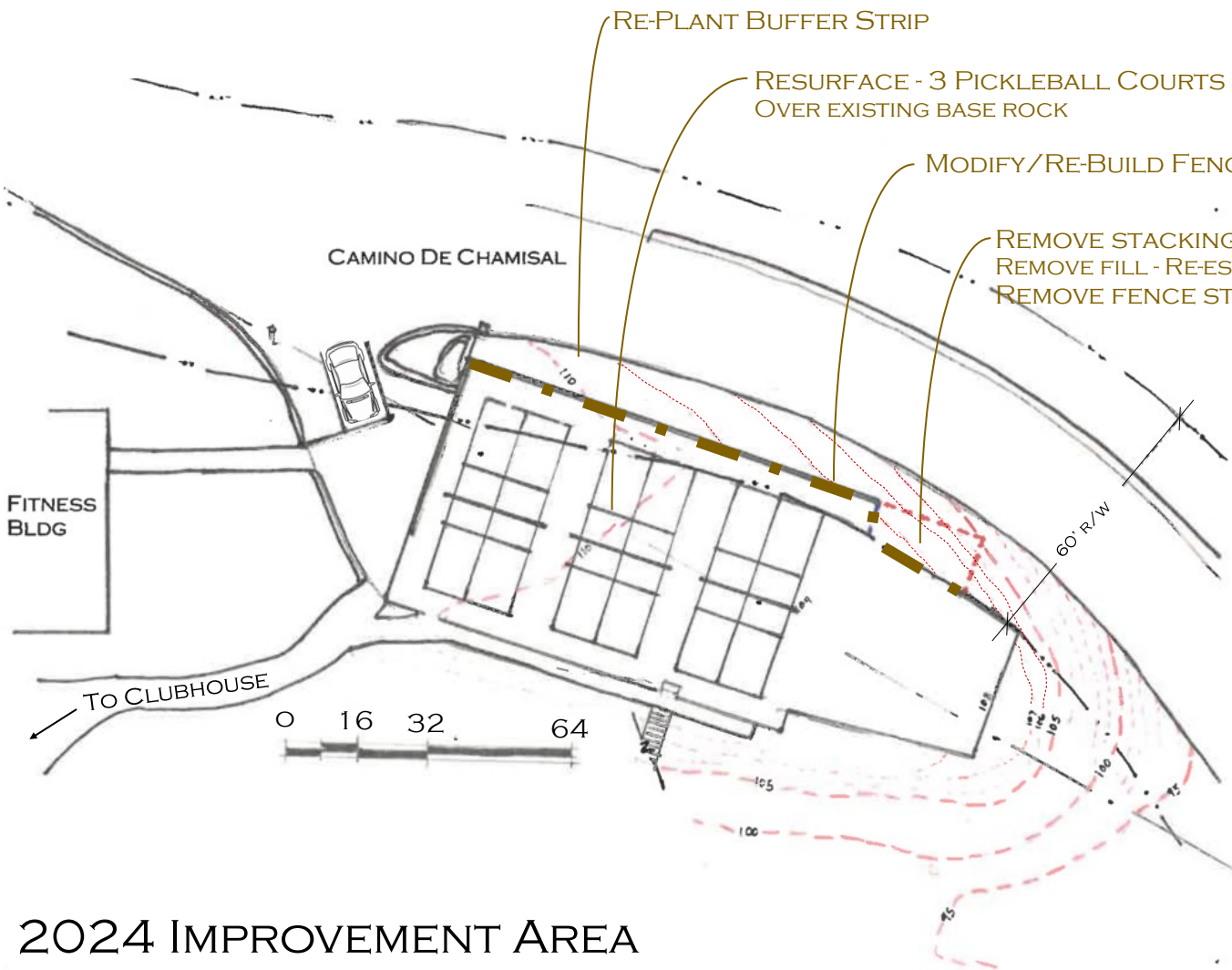
On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.



PARTIAL SITE - FORMER
NO SCALE



PARTIAL SITE - CURRENT
NO SCALE
RESTORATION AREA
Cut +/- 33 CY



2024 IMPROVEMENT AREA

PARTIAL SITE PLAN
SCALE: 1" = 40'0"

TOPOGRAPHIC SURVEY - BASELINE LAND SURVEYORS - 2003



OVERALL SITE PLAN
NO SCALE

General Information:

- 1) Project: Chamisal Tennis & Fitness Club – Use Permit Minor & Trivial Amendment
185 Robley Road
Salinas CA 93908
- 2) Owner: 5 Ownership Entities, c/o
Chamisal Family Partnership LTD – Mr. Robert Mitchell
Michael & Elizabeth Tonti – Mr. Mike Tonti
185 Robley Road
Salinas CA 93908
(831) 484-1135
- 3) Owner's Rep: lyondesign – Carmel CA
Contact: Mr. Stephen Lyon
(831) 601-4718
- 4) Assessor Parcel Number: **416-321-017-000** Zoning: **PQP/B-8-VS**
- 5) Reference Number(s): **PLN240107** Original Use Permit: **PC1584**
- 6) Project Description:
Adjust number of allowable 'courts' on subject property. Other terms & conditions of previous agreements and use permit adjustments remain without change. Original use permit allowed 14 courts. Modify Use Permit to allow 25 courts, to include a mix of tennis courts and pickleball courts. Approved number allows for 10 existing tennis courts & 15 pickleball courts whose total includes 8 existing pickleball courts, 3 pickleball courts to be re-installed installed at paving beside Camino De Chamisal, and 4 future pickleball courts whose exact positioning on site is TBD.

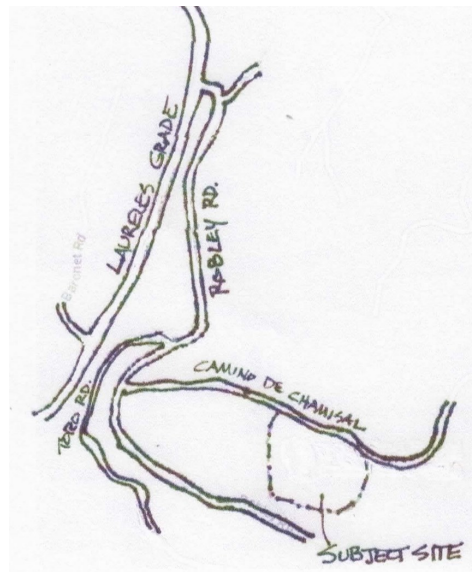
Sheet Index

ExH 1 – Site Plan & Notes

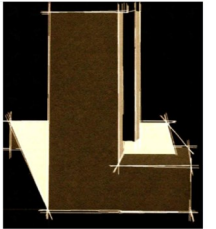
3 COURTS TO BE RE-INSTALLED - 2024

4 POTENTIAL FUTURE COURTS - EXACT LOCATION TBD.

EXISTING 'COURTS' TO REMAIN, U.O.N.



VICINITY MAP
NO SCALE



lyondesign

design/build services

Lic# 818580

CHAMISAL - USE PERMIT MINOR & TRIVIAL MODIFICATION

185 ROBLEY ROAD, SALINAS CA 93908

SITE PLAN & NOTES

DATE: 7/1/2024

SCALE: as noted

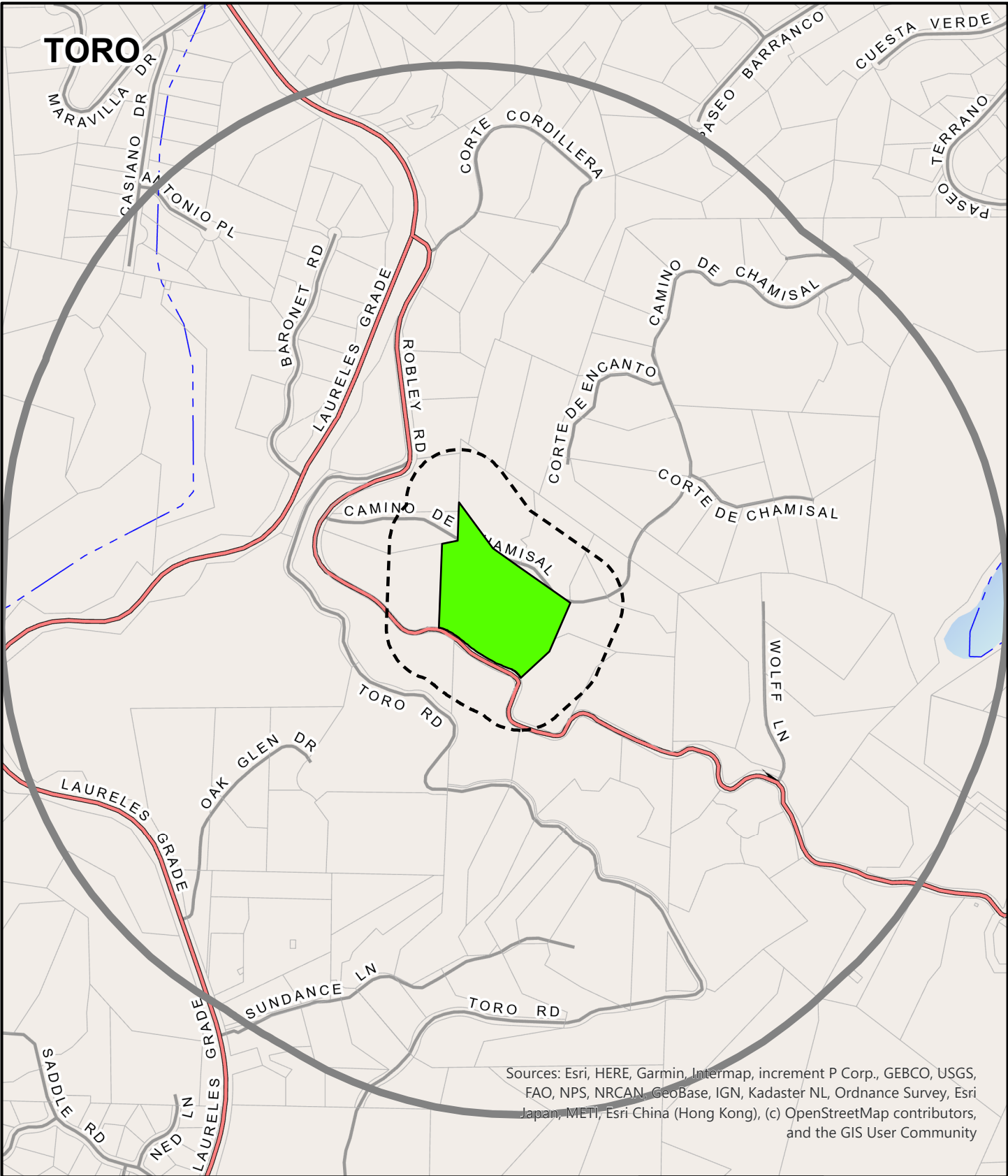
DRAWN: SLyon

EXH-1

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Exhibit B

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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

APPLICANT: CHAMISAL		
APN: 416321017000	FILE # PLN240107	
Project Site 300 FT Buffer 2500 FT Buffer		

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Exhibit C

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From: [herman C](#)
To: [Alameda, Joseph](#)
Subject: PLN240107-please respond
Date: Monday, March 17, 2025 12:57:20 PM

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Joseph Alameda
County of Monterey
Re: File PLN 240107

Dear Mr Alameda,

We are writing regarding the above-mentioned action. We live in a rural residential area and pickleball is an extremely noisy sport. Pickleball uses equipment which is louder than tennis and puts multiple times the number of players on the area of each tennis court. It is the antithesis of the quiet enjoyment of our property. Because of public pushback and lawsuits, most governing bodies locally (and nationally) have reduced and restricted pickleball activities, not expanded them.

For years, Chamisal Tennis Club (CTC) has hosted numerous pickleball tournaments and we have experienced many traffic issues due to the lack of available parking at the facility. In fact, the proposed site for 3 pickleball courts is routinely used by CTC for parking for these tournaments. Where will those cars go? Even when that area is used for parking, the lack of spaces results in attendees searching the neighborhood and parking off road in unpaved areas on private property. Not only is this a fire hazard but there has been damage to roadside utility boxes.

What is the plan for lighting the new courts? Is CTC in compliance with use permit 2140 with its current lighting or parking requirements? Has this been considered?

Besides traffic, noise and lighting, there is a concern regarding water. We have 15 users, including CTC on our water system. The water table from our single well has dropped significantly over time and is now within 60 feet of the pump depth. Additional activities means additional showers, toilets, restaurant water use and an overall strain on our water system which may not be sustainable.

After 37 years living here, we believe the increase in noise, traffic, parking and water use are more than what the county of Monterey envisioned when CTC was granted a use permit over 50 years ago and that a full review of the existing situation would be appropriate before any expansion should be considered.

Please confirm receipt of this correspondence by return email.

Regards,
Herman and Robin Campos

From: [Holger Kappler](#)
To: [Alameda, Joseph](#)
Cc: [Meike Kappler](#)
Subject: Formal Objection to Minor Amendment PLN240107 – Chamisal Tennis and Fitness Club
Date: Saturday, March 15, 2025 11:18:20 AM

You don't often get email from h.kappler@kappler.de. [Learn why this is important](#)

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Mr. Alameda,

I am writing to **formally object** to the proposed **Minor Amendment PLN240107** for the **Chamisal Tennis and Fitness Club**, which seeks to convert existing tennis courts into additional pickleball courts. As a **neighbor to the facility**, I have **serious concerns** about the ongoing and increasing noise issues caused by pickleball play, which significantly impact our quality of life and the character of our neighborhood.

This is not the first time I have raised this issue. On **May 5, 2024**, I sent an email outlining these concerns regarding noise pollution and parking issues related to the pickleball courts at **185 Robley Road, Salinas** (Parcel Number **416-321-017-000**). In that communication, I formally requested clarification on whether the previous pickleball courts had been approved and highlighted the **severe noise disturbances already caused by the existing courts**.

Fundamental Change to Neighborhood Character

This neighborhood was chosen by residents **because of its peaceful and quiet environment**—a place where we can enjoy the outdoors, nature, and a **high quality of life** without the disruptions of urban noise pollution. The expansion of pickleball courts will fundamentally **alter the character of our community** by:

- **Introducing constant, disruptive noise** that prevents residents from enjoying their own outdoor spaces.
- **Increasing traffic and parking congestion**, making the area less safe and accessible.
- **Creating a commercial, high-impact recreational zone** in a residential setting.

The very reason why people **move to and invest in this area**—the **tranquility and peaceful surroundings**—is being destroyed by this expansion. With the continued **increase in pickleball courts and loud special events**, the ability to enjoy a **quiet residential lifestyle** is disappearing entirely.

Noise Impact on Residents

The noise generated by the current pickleball courts frequently **exceeds 50 dB**, making it nearly impossible for residents to enjoy their own properties. Expanding to **5 additional pickleball courts** will

only **worsen this issue**, leading to:

- **Increased and prolonged exposure to disruptive noise levels** from 6:00 AM to 9:00 PM daily.
- **Negative mental health effects** due to constant noise pollution.
- **Significant decline in the quality of life** for residents who already struggle with existing noise levels.

Despite prior **direct communication with the Chamisal Tennis and Fitness Club ownership**, including Michael (one of the owners), **no effective noise reduction measures have been implemented**. This lack of action demonstrates that further expansion of pickleball courts will **only amplify the existing problem** without proper mitigation.

Existing Pickleball Courts Were Never Approved

It is important to note that the **current pickleball courts at Chamisal Tennis and Fitness Club have not been officially approved**. The club was originally permitted as a **tennis facility**, and pickleball was never part of the original **land use approval**. Given this, the County should **not even consider additional pickleball courts** until a full **review of the existing unapproved courts** is completed.

Allowing further expansion without first addressing the **unauthorized use** of the existing courts would be highly inappropriate and set a dangerous precedent for land use violations. The County must carefully evaluate whether pickleball should even be permitted at this location, rather than **rubber-stamping an expansion** that only worsens the current issues.

Extreme Noise from Special Events (Up to 38 Pickleball Courts & Loud Parties)

According to the **Chamisal Tennis and Fitness Club's website**, they currently have **11 permanent pickleball courts** but **expand up to 38 courts** during special events. These events occur **every second weekend between April and November**, and the club **converts additional tennis courts into pickleball courts** using temporary markings.

These events take place between **5:00 PM and 9:00 PM**, generating **excessive noise that extends well into the evening**. The problem is not just the **extreme noise from up to 38 active pickleball courts**, but also **loud parties held at the club during these events**, which further disrupt the peace and quiet of the neighborhood.

For nearby residents, this means that every **second weekend for more than half the year**, it is nearly **impossible to enjoy any outdoor time at home** due to:

- **Continuous pickleball noise from an excessive number of courts.**
- **Loud event music, voices, and crowd noise.**
- **Extended disturbance until late evening hours (9:00 PM).**

This is completely **unacceptable for a residential area**, and any additional expansion will only **worsen an already intolerable situation**.

Additional Concern: Parking Issues

Beyond noise concerns, the **conversion of existing parking space into additional courts** will create further **parking congestion and traffic issues**, especially during special events. This will significantly impact **residents and visitors**, making it more difficult to access the area safely and conveniently.

Requested Actions Before Approval:

Given these serious concerns, I **strongly urge the County to impose the following conditions** before approving the Minor Amendment:

1. **Mandatory Noise Reduction Measures** – Require **sound-dampening walls, acoustic fencing, or alternative noise reduction solutions** before additional courts are approved.
2. **Independent Noise Study** – Conduct an **independent, third-party noise impact assessment** to evaluate the true effect of the expansion.
3. **Restricted Hours for Pickleball Play** – Limit pickleball hours to a more reasonable timeframe, such as **8:00 AM to 7:00 PM**, to minimize early morning and late evening disruptions.
4. **Prohibition of Temporary Pickleball Court Expansions** – Restrict the **conversion of tennis courts into additional pickleball courts** for special events to prevent extreme noise levels.
5. **Limitations on Special Event Noise & Hours** – Impose **strict noise limits** and require the club to **end all events by 7:00 PM** to minimize residential disturbances.
6. **Parking Impact Assessment** – Evaluate how the loss of parking space will affect congestion and safety in the area before approving any court conversions.
7. **Full Review of Existing Unapproved Pickleball Courts** – Require the Chamisal Tennis and Fitness Club to **apply for proper approval of the current courts** before considering any expansion.

This matter is of **serious concern** to me and **many other neighbors** who have already **expressed dissatisfaction with the current noise levels**. The failure to address these issues before expanding the pickleball facilities would be highly irresponsible.

I urge the County of Monterey to **prioritize the well-being of the surrounding residents** and ensure that effective mitigation measures are in place before allowing any further development of pickleball courts at the Chamisal Tennis and Fitness Club.

Please confirm receipt of this objection and inform me of any further actions I may need to take.

Best regards

K A P P L E R
The Solutions Company

Holger Kappler
-CEO-

e-mail: h.kappler@kappler.de

www.kappler.de

www.kapplerus.com

www.kapplerdesign.com

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Exhibit D

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ACOUSTICAL ANALYSIS

**CHAMISAL FITNESS & TENNIS CLUB
MONTEREY COUNTY, CALIFORNIA**

WJVA Project No. 24-13

PREPARED FOR

**CHAMISAL FITNESS & TENNIS CLUB
185 ROBLEY ROAD
SALINAS, CALIFORNIA 93908**

PREPARED BY

**WJV ACOUSTICS, INC.
VISALIA, CALIFORNIA**



OCTOBER 3, 2024

INTRODUCTION

As requested, WJV Acoustics, Inc. (WJVA) has conducted an ambient noise survey associated with recreational activities occurring at the Chamisal Fitness and Tennis Club (referred hereafter as Club), in Monterey County. The analysis provided in this report is intended to specifically document noise levels associated with pickleball activities, and to estimate pickleball noise levels at nearby existing residential land uses. The Club currently operates eight (8) pickleball courts with plans to convert one (1) additional tennis court (adjacent to existing pickleball courts to the east) to four (4) new pickleball courts. This analysis, prepared by WJV Acoustics, Inc. (WJVA), is based upon the findings of on-site and off-site noise level measurements. The methods, data, and findings of the analysis are summarized below.

Appendix A provides a description of the acoustical terminology used in this report. Unless otherwise stated, all sound levels reported are in A-weighted decibels (dB). A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation with human annoyance and health effects. Appendix B provides typical A-weighted sound levels for common noise sources.

NOISE EXPOSURE CRITERIA

General Plan

The Safety Element of the Monterey County General Plan (adopted October 26, 2010) establishes land use compatibility criteria in terms of the Community Noise Equivalent Level (CNEL) to describe noise exposure for noise compatibility planning purposes. The CNEL is the time-weighted energy average noise level for a 24-hour day, with a 5 dB (technically 4.77 dB) penalty added to noise levels occurring during the evening hours between 7:00 p.m. and 10:00 p.m. and a 10 dB penalty added to noise levels occurring during the nighttime hours between 10:00 p.m. and 7:00 a.m. The CNEL represents cumulative exposure to noise over an extended period of time and is therefore calculated based upon *annual average* conditions.

The “Noise Hazards” section of the Safety Element provides the following Goals and Policies that are relevant to the project:

Goal S-7: ***Maintain a healthy and quiet environment free from annoying and harmful sounds.***

Policy S-7.1: New Noise Sensitive land uses may only be allowed in areas where existing and projected noise levels are “acceptable” according to “Land Use Compatibility for Community Noise Table” (Table S-2).

Policy S-7.2: Proposed development shall incorporate design elements necessary to minimize noise impacts on surrounding land uses and to reduce noise in indoor spaces to an acceptable level.

Policy S-7.3: Development may occur in areas identified as “normally acceptable” provided effective measures to reduce both the indoor and outdoor noise levels to acceptable levels are taken.

Policy S-7.4: New noise generators may be allowed in areas where projected noise levels are “conditionally acceptable” only after a detailed analysis of the noise reduction requirements is made and needed noise mitigation features are included in project design.

Policy S-7.5: New noise generators shall be discouraged in areas identified as “normally unacceptable.” Where such new noise generators are permitted, mitigation to reduce both the indoor and outdoor noise levels will be required.

Policy S-7.6: Acoustical Analysis shall be part of the environmental review process for projects when:

- a. Noise sensitive receptors are proposed in areas exposed to existing or projected noise levels that are “normally unacceptable” or higher according

Table S-2 ("Land Use Compatibility for Community Noise").

- b. Proposed noise generators are likely to produce noise levels exceeding the levels shown in the adopted Community Noise Ordinance when received at existing or planned noise-sensitive receptors.


Policy S-7.7: All proposed discretionary residential projects that are within roadway or railroad noise contours of 60 dB CNEL or greater shall include a finding of consistency with the provisions of the Noise Hazards section of the Safety Element. If found that the roadway noise exceeds 60 dB CNEL within the project site, a project-specific noise impact analysis shall be required. If impacts are identified, the applicant shall conduct mitigation analysis using published Caltrans/Federal Highway Administration guidelines and implement mitigation measures as required. Mitigation measures may include, but are not limited to sound walls, adjacent roadway design, dual pane glass, building location or design, etc. Any proposed mitigation measures shall be concurrently implemented with the implementation of the project.


Although not explicitly stated in the County's General Plan, it is common to ensure interior noise levels attributable to exterior sources not exceed 45 dB CNEL (or L_{dn}) within residential land uses. This is consistent with Title 24 of the California Code of Regulations for multi-family construction and consistent with U.S. Department of Housing and Urban Development (HUD). The intent of the interior noise level guideline is to provide an acceptable noise environment for indoor communication and sleep.


**TABLE S-2
Community Noise Exposure
Ldn or CNEL, dB**


Land Use Category	55	60	65	70	75	80
Residential – Low Density Single Family, Duplex, Mobile Homes						
Residential – Multi. Family						
Transient Lodging – Motels, Hotels						
Schools, Libraries, Churches, Hospitals, Nursing Homes						
Auditoriums, Concert Halls, Amphitheaters						
Sports Arena, Outdoor Spectator Sports						
Playgrounds, Neighborhood Parks						
Golf Courses, Riding Stables, Water Recreation, Cemeteries						
Office Buildings, Business Commercial and Professional						
Industrial, Manufacturing, Utilities, Agriculture						

INTERPRETATION:

 **Normally Acceptable**
Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

 **Conditionally Acceptable**
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply or air conditioning will

 **Normally Unacceptable**
New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

 **Clearly Unacceptable**
New construction or development should generally not be undertaken.

Source: OPR General Plan Guidelines

Code of Ordinances

Additionally, The Monterey County Code of Ordinances provides further exterior noise limits.

§10.60.030 – Operation of noise-producing devices restricted.

- At any time of the day, it is prohibited within unincorporated area of the County of Monterey to operate, assist in operating, allow, or cause to be operated any machine, mechanism, device or contrivance which produces a noise level exceeding eighty-five (85) dBA measured fifty (50) feet therefrom. The prohibition in this Section shall not apply to aircraft nor to any such machine, mechanism, device or contrivance that is operated in excess of two thousand five hundred (2,500) feet from any occupied dwelling unit.

§10.60.040 – Regulation of nighttime noise.

The following regulations shall apply to nighttime noise:

- a. It is prohibited within the unincorporated area of the County of Monterey to make, assist in making, allow, continue, create, or cause to be made any loud and unreasonable sound any day of the week from 10:00 p.m. to 7:00 a.m. the following morning.
- b. Within the period of 10:00 p.m. to 7:00 a.m. the following morning, and for the purposes of this Section, a loud and unreasonable sound shall include any sound that exceed the exterior noise levels standards set forth in Table I below.

(Nighttime Only)

Table I	Standard
Nighttime hourly equivalent sound level (L_{eq} dBA)	45
Maximum level, dBA	65

Monterey County does not provide applicable noise standards for stationary noise sources that occur during daytime hours (7:00 a.m. to 10:00 p.m.). However, most common applications of daytime noise standards apply noise standards that are 5-10 dB less restrictive than the noise standards that are applicable during nighttime hours. For example, it would be typical to include daytime noise standards of 50-55 dB L_{eq} and 70-75 dB L_{max} .

For noise sources that are not transportation related, which usually includes commercial or industrial activities and other stationary noise sources (such as amplified music), it is common to assume that a 3-5 dB increase in noise levels represents a substantial increase in ambient noise levels. This is based on laboratory tests that indicate that a 3 dB increase is the minimum change perceptible to most people, and a 5 dB increase is perceived as a “definitely noticeable change.”

CLUB-RELATED NOISE LEVELS

Chamisal Fitness & Tennis Club (Club) is an existing fitness club facility, established in 1974. The Club includes multiple tennis courts, pickleball courts, a swimming pool, and an indoor fitness center. The Club hours are typically between 5:00 a.m. and 8:00 p.m. Sources of noise associated with the Club are generally limited to noise associated with on-site activities including human voices, tennis and pickleball matches, and various other on-site activities. Sources of noise observed in the vicinity of the Club that were not related to Club activities included noise from traffic on nearby roadways, residential landscaping activities, and noise associated with aircraft overflights on approach to the Monterey Regional Airport. The findings of the ambient noise survey, described below, focuses primarily on noise associated with pickleball activities.

Pickleball Noise Levels

WJVA conducted ambient noise level measurements in the vicinity of the Club as well as in the vicinity of nearby residential land uses on September 17 & 18, 2024. Long-term (24-hour) ambient noise levels were measured at one (1) location (LT-1) and short-term (2-5 minute) ambient noise levels were measured at five (5) locations (ST-1 through ST-5) within the Club grounds as well as in the vicinity of off-site residential land uses. The locations of six (6) total noise measurement sites are provided as Figure 1.

Noise levels were measured at the five short-term sites during both periods of time while pickleball activities were occurring at the Club and periods of time when little to no pickleball activities were occurring at the Club. The findings of the noise level measurements as well as a discussion of pickleball-related noise levels at existing residential land uses are described below.

As described above, the ambient noise level survey was conducted over a two-day period, on September 17 & 18, 2024. Per Club staff, peak hours of pickleball activities typically occur between the open-play hours of approximately 10:30 a.m. to noon, daily, as well as during league-play activities which typically occur Tuesday-Thursday between approximately 5:30 pm at 7:00 p.m. WJVA conducted reference noise level measurements during open-play hours (10:30 a.m. to noon) on both Tuesday September 17 and Wednesday September 18, and during league-play hours (5:30 p.m. to 7:00 p.m.) on Tuesday September 17. Additionally, WJVA conducted ambient noise level measurements at the ambient noise measurement sites during periods with little to no pickleball activities occurring at the Club. It should be noted, noise levels described below that were measured while pickleball activities were occurring at the Club also include noise from multiple other (non-pickleball) sources including tennis activities, human voice, roadway traffic and aircraft overflights.

Temperatures during the Club activity hours over the two-day noise monitoring period were typically in the range of approximately 55-70 degrees (F), with light winds. Conditions were typically cloudy to partially cloudy during the morning hours and becoming clear and sunny during the afternoon hours. No precipitation occurred during the two-day noise monitoring period.

Noise monitoring equipment consisted of Larson-Davis Laboratories Model LDL-820 sound level analyzers equipped with B&K Type 4176 1/2" microphones. The equipment complies with the specifications of the American National Standards Institute (ANSI) for Type I (Precision) sound level meters. The meters were calibrated in the field prior to use with a B&K Type 4230 acoustic calibrator to ensure the accuracy of the measurements. The microphones were located on a tripod at 5 feet above the ground. The meters were set to "fast" response, in order to accurately document the impulse noise levels associated with pickleball activities.

Long-term noise measurement site LT-1 was located within the Club facility, located approximately 150 feet from the eight existing pickleball courts and approximately 50 feet from two nearby tennis courts. Measured hourly energy average noise levels (L_{eq}) at site LT-1 ranged from a low of 34.4 dB between 5:00 a.m. and 6:00 a.m. to a high of 56.8 dB between 8:00 a.m. and 9:00 a.m. Hourly maximum (L_{max}) noise levels at site LT-1 ranged from 52.4 to 79.9 dB. Residual noise levels at the monitoring site, as defined by the L_{90} , ranged from 28.0 to 45.6 dB. The L_{90} is a statistical descriptor that defines the noise level exceeded 90% of the time during each hour of the sample period. The L_{90} is generally considered to represent the residual (or background) noise level in the absence of identifiable single noise events from traffic, aircraft, and other local noise sources. The measured CNEL value at site LT-1 was 53.4 dB CNEL. Figure 2 provides the measured noise levels graphically and Figure 3 provides a photograph of ambient noise measurement site LT-1.

Table II provides the measured hourly energy average (L_{eq}) and maximum (L_{max}) noise levels. These are the noise metrics applied by Monterey County (Table I above) for stationary (non-transportation) noise sources. However, as described above, Monterey County only provides noise standards for stationary noise sources that occur during the nighttime hours (10:00 p.m. to 7:00 a.m.). These nighttime noise standards are 45 dB L_{eq} (hourly energy average noise level) and 65 dB L_{max} (maximum hourly noise level). As described above, most common applications of daytime noise standards apply noise standards that are 5-10 dB less restrictive than the noise standards that are applicable during nighttime hours. For example, it would be typical to include daytime noise standards of 50-55 dB L_{eq} and 70-75 dB L_{max} .

<p>TABLE II</p> <p>SUMMARY OF 24-HOUR NOISE LEVEL MEASUREMENTS, LT-1</p> <p>CHAMISAL FITNESS & TENNIS CLUB, MONTEREY COUNTY</p> <p>SEPTEMBER 17, 2024</p>		
Time	A-Weighted Decibels, dB, L_{eq} (one-hour average)	
	LT-1	
	L_{max}	L_{eq}
12:00 a.m.	43.7	53.7
1:00 a.m.	42.1	52.6
2:00 a.m.	42.2	52.9
3:00 a.m.	43.4	54.0
4:00 a.m.	40.0	53.5
5:00 a.m.	34.4	53.9
6:00 a.m.	47.5	63.9
7:00 a.m.	46.1	70.7
8:00 a.m.	56.8	70.6
9:00 a.m.	48.3	71.0
10:00 a.m.	46.9	65.3
11:00 a.m.	49.7	76.9
12:00 p.m.	49.2	70.3
1:00 p.m.	50.1	75.0
2:00 p.m.	55.1	78.6
3:00 p.m.	53.6	76.5
4:00 p.m.	49.2	69.3
5:00 p.m.	51.6	72.7
6:00 p.m.	51.8	71.4
7:00 p.m.	48.3	71.1
8:00 p.m.	53.1	79.9
9:00 p.m.	50.1	78.3
10:00 p.m.	45.9	52.4
11:00 p.m.	45.6	57.0

Source: WJV Acoustics, Inc.

In addition to the above-described LT-1 24-hour ambient noise level measurement site, WJVA conducted short-term (5-10 minutes) ambient noise level measurements at five (5) additional sites in and around the Club. The length of time of each measurement sample varied in an effort to limit noise from extraneous sources. For example, during numerous measurement periods WJVA staff observed incoming aircraft on approach to Monterey Regional Airport, resulting in that measurement period to conclude as to isolate noise associated with Club activities from the aircraft noise.

Noise levels measured at each of the five short-term sites, LT-1 through LT-5, are summarized below in Table III through Table VII, respectively. The tables provide the noise levels in terms of the energy average noise level (L_{eq}) and the maximum noise level (L_{max}) during each measurement interval. Each table also provides the time the measurement interval occurred and the sample duration for each interval. Noise levels provided in each table are broken into measurements that

were taken with little to no pickleball activities occurring at the Club and measurements that were taken while most or all of the eight pickleball courts were active. Each table provides these measurements for each interval period, the average noise levels, as well as the difference of average (average noise levels with pickleball activities minus the average noise levels without pickleball activities).

Table III summarizes the noise levels measured at site ST-1. Site ST-1 was located within the Club grounds, approximately 135 feet northeast from the center point of the eight pickleball courts. Noise levels described in Table III indicate that energy average noise levels (L_{eq}) showed very little increase during periods of pickleball activity while maximum noise levels (L_{max}) increased by approximately 7 dB during periods of pickleball activities.

<p>TABLE III</p> <p>SITE ST-1</p> <p>SUMMARY OF PICKLEBALL NOISE LEVELS</p> <p>CHAMISAL FITNESS AND TENNIS CLUB, MONTEREY COUNTY</p> <p>SEPTEMBER 17 & 18, 2024</p>			
Time	Sample Duration	dB, L_{eq}	dB, L_{max}
Little/No Pickleball Activities			
9:15 a.m.	3:25	55.7	63.0
9:18 a.m.	4:10	55.0	65.8
Average		55.4	64.6
Maximum Pickleball Activities			
10:32 a.m.	2:47	55.5	72.3
10:36 a.m.	3:44	56.1	71.4
Average		55.8	71.9
Difference of Average		+0.4	+7.3

Source: WJV Acoustics, Inc.

Table IV summarizes the noise levels measured at site ST-2. Site ST-2 was located within the Club grounds, approximately 325 feet northeast from the center point of the eight pickleball courts. Noise levels described in Table IV indicate that energy average noise levels (L_{eq}) increased by approximately 2 dB during periods of pickleball activity while maximum noise levels (L_{max}) increased by approximately 1 dB during periods of pickleball activities.

<p style="text-align: center;">TABLE IV</p> <p style="text-align: center;">SITE ST-2</p> <p style="text-align: center;">SUMMARY OF PICKLEBALL NOISE LEVELS</p> <p style="text-align: center;">CHAMISAL FITNESS AND TENNIS CLUB, MONTEREY COUNTY</p> <p style="text-align: center;">SEPTEMBER 17 & 18, 2024</p>			
Time	Sample Duration	dB, L_{eq}	dB, L_{max}
Little/No Pickleball Activities			
9:25 a.m.	2:55	47.8	62.6
4:05 p.m.	4:10	44.7	60.8
Average		46.5	61.8
Maximum Pickleball Activities			
10:41 a.m.	2:46	47.9	63.3
10:46 a.m.	3:13	49.0	62.5
5:37 p.m.	3:56	48.8	62.9
Average		48.6	62.9
Difference of Average		+2.1	+1.1
Source: WJV Acoustics, Inc.			

Table V summarizes the noise levels measured at site ST-3. Site ST-3 was located just outside of the Club grounds, approximately 400 feet north from the center point of the eight pickleball courts. Noise levels described in Table V indicate that energy average noise levels (L_{eq}) decreased by approximately 2 dB during periods of pickleball activity while maximum noise levels (L_{max}) were the same during periods of pickleball activities.

<p style="text-align: center;">TABLE V</p> <p style="text-align: center;">SITE ST-3</p> <p style="text-align: center;">SUMMARY OF PICKLEBALL NOISE LEVELS</p> <p style="text-align: center;">CHAMISAL FITNESS AND TENNIS CLUB, MONTEREY COUNTY</p> <p style="text-align: center;">SEPTEMBER 17 & 18, 2024</p>			
Time	Sample Duration	dB, L_{eq}	dB, L_{max}
Little/No Pickleball Activities			
4:11 p.m.	2:15	45.8	50.0
10:00 a.m.	3:04	41.6	53.8
Average		44.2	52.3
Maximum Pickleball Activities			
11:05 a.m.	4:12	41.8	51.4
5:43 p.m.	3:32	43.2	53.0
Average		42.6	52.3
Difference of Average		-1.6	0
Source: WJV Acoustics, Inc.			

Table VI summarizes the noise levels measured at site ST-4. Site ST-4 was located outside of the Club grounds, approximately 500 feet northeast from the center point of the eight pickleball courts, in the vicinity and direction of existing residential land uses. Noise levels described in Table VI indicate that energy average noise levels (L_{eq}) increased by approximately 1 dB during periods of pickleball activity while maximum noise levels (L_{max}) decreased by approximately 1 dB during periods of pickleball activities.

TABLE VI SITE ST-4 SUMMARY OF PICKLEBALL NOISE LEVELS CHAMISAL FITNESS AND TENNIS CLUB, MONTEREY COUNTY SEPTEMBER 17 & 18, 2024			
Time	Sample Duration	dB, L_{eq}	dB, L_{max}
Little/No Pickleball Activities			
1:30 p.m.	3:05	43.4	52.6
10:10 a.m.	2:09	37.3	51.0
Average		41.3	51.9
Maximum Pickleball Activities			
5:49 p.m.	2:45	40.6	48.8
5:55 p.m.	3:31	42.8	52.8
Average		41.8	51.2
Difference of Average		+0.5	-0.7
Source: WJV Acoustics, Inc.			

Table VII summarizes the noise levels measured at site ST-5. Site ST-5 was located outside of the Club grounds, approximately 180 feet south from the center point of the eight pickleball courts, in the vicinity and direction of existing residential land uses. Noise levels described in Table VII indicate that energy average noise levels (L_{eq}) were the same during periods of pickleball activity while maximum noise levels (L_{max}) increased by approximately 2 dB during periods of pickleball activities.

TABLE VII
SITE ST-5
SUMMARY OF PICKLEBALL NOISE LEVELS
CHAMISAL FITNESS AND TENNIS CLUB, MONTEREY COUNTY
SEPTEMBER 17 & 18, 2024

Time	Sample Duration	dB, L_{eq}	dB, L_{max}
Little/No Pickleball Activities			
10:20 a.m.	2:14	45.8	62.0
10:25 a.m.	2:38	46.6	63.1
Average		46.2	62.6
Maximum Pickleball Activities			
6:08 p.m.	2:03	47.0	64.1
6:14 p.m.	4:10	45.2	65.4
Average		46.2	64.8
Difference of Average		0	+2.2

Source: WJV Acoustics, Inc.

The noise levels described above in Table III through Table VII indicate that noise levels measured during pickleball activities are slightly higher than those measured during periods of little to no pickleball activities occurring at the Club. However, these measurable increases are only noticeable at locations in closer proximity to the Club (ST-1, ST-2 and ST-5). The data generally indicates that the increase in noise is noticed in terms of the measured maximum noise levels (L_{max}) and not necessarily in terms of the measured energy average noise levels (L_{eq}). It is the opinion of WJVA that the measured increase of approximately 2 dB L_{eq} at site ST-3 was not directly the result of pickleball activities on site. It is also the opinion of WJVA that the measured increases in maximum noise levels (L_{max}) at sites ST-1 and ST-5 is a direct result of pickleball activities, as these two sites are the closest in proximity to the pickleball courts and pickleball noise at these two sites was much more noticeable and isolated from extraneous noise sources compared to the other three sites.

Pickleball Noise Levels at Residential Land Uses

The closest existing residential land uses to the pickleball courts are located at setback distances of 500 feet or greater from the center point of the eight pickleball courts. Applying the highest measured maximum noise levels measured during pickleball activities (ST-1, average maximum of 71.9 dB at a distance of approximately 135 feet from center of pickleball courts), WJVA calculated the maximum pickle-ball related noise levels (based upon standard rate of attenuation of noise with increased distance from a source, - 6db/doubling of distance) to be approximately 61 dB L_{max} at 500 feet from the pickleball courts (approximate setback distance of closest residential land uses to pickleball courts).

It should be noted, the above-described calculated maximum noise level of 61 dB at a distance of 500 feet does not take into account any acoustical shielding provided by intervening

topography, buildings, or vegetation and do not take into account any atmospheric or ground absorption. As such, these noise levels should be considered a worst-case assessment of pickleball-related noise levels at existing residential land uses. The noise levels measured at sites ST-3 and ST-4 are considered to be a more accurate representation of pickleball noise levels at off-site residential land uses. Applying these measured maximum noise levels measured at sites ST-3 and ST-4 to calculate pickleball noise levels at the closest residential land uses indicates a maximum noise level of approximately 52 dB at the closest residential land uses to the pickleball courts.

In regards to the Monterey County land use noise compatibility guidelines (as provided above in Table S-2), the 24-hour noise exposure level measured at the site LT-1 was approximately 53 dB CNEL. Such levels do not exceed the County's 60 dB CNEL land use compatibility guidelines for residential land uses. These levels were measured at a location approximately 150 feet from the eight existing pickleball courts and approximately 50 feet from two nearby tennis courts. The noise levels measured at site LT-1 include noise from all sources, including all on-site Club activities (pickleball, tennis, human voices, landscaping activities, etc.) as well as all off-site noise sources (including roadway traffic noise and aircraft overflights), and should therefore be considered a worst-case assessment of overall Club-related noise levels.

Based upon the above-described noise level measurements conducted during Club pickle-ball activities, the 24-hour noise levels measured on site, and the distances of the closest residential land uses to the Club (and pickleball courts specifically), WJVA has determined that noise levels associated with pickleball activities (and overall Club-related activities) do not exceed any Monterey County noise level standards or noise compatibility criteria and any nearby residential land use.

CONCLUSIONS AND RECOMMENDATIONS

WJVA conducted long-term (24-hour) and short-term (2-5 minutes) ambient noise level measurements at six (6) total locations in the vicinity of the Chamisal Fitness & Tennis Club and surrounding residential areas on September 17 & 18, 2024. Short-term measurements were conducted at each of the five (5) short-term measurement sites during both periods of little to no pickleball activities at the Club and during peak hours of pickleball activities occurring at the Club (discussed in detail above). Based upon these noise measurements, WJVA concludes the following:

- Maximum (L_{max}) pickle-ball related noise levels at the closest residential land uses to the Club would be expected to be in the range of approximately 52-61 dB. Such levels do not exceed any Monterey County noise level standard.
- 24-hour noise exposure levels (as measured at site LT-1) were measured to be approximately 53 dB CNEL, at a distance of approximately 135 feet from the center of the eight existing pickleball courts. Such levels do not exceed Monterey County land use compatibility noise criteria for residential land uses.
- The addition of the four (4) proposed new pickleball courts would not be expected to result in any significant changes to these findings.

The conclusions and recommendations of this acoustical analysis are based upon the best information known to WJV Acoustics Inc. (WJVA) at the time the analysis was prepared concerning on-site activities, pickleball court locations, and the locations of off-site residential land uses. Any significant changes in these factors will require a reevaluation of the findings of this report. Additionally, any significant future changes in noise regulations or other factors beyond WJVA's control may result in long-term noise results different from those described by this analysis.

Respectfully submitted,



Walter J. Van Groningen
President

WJV:wjv

FIGURE 1: AMBIENT NOISE MEASUREMENT SITES



FIGURE 2: NOISE LEVELS MEASURED AT SITE LT-1

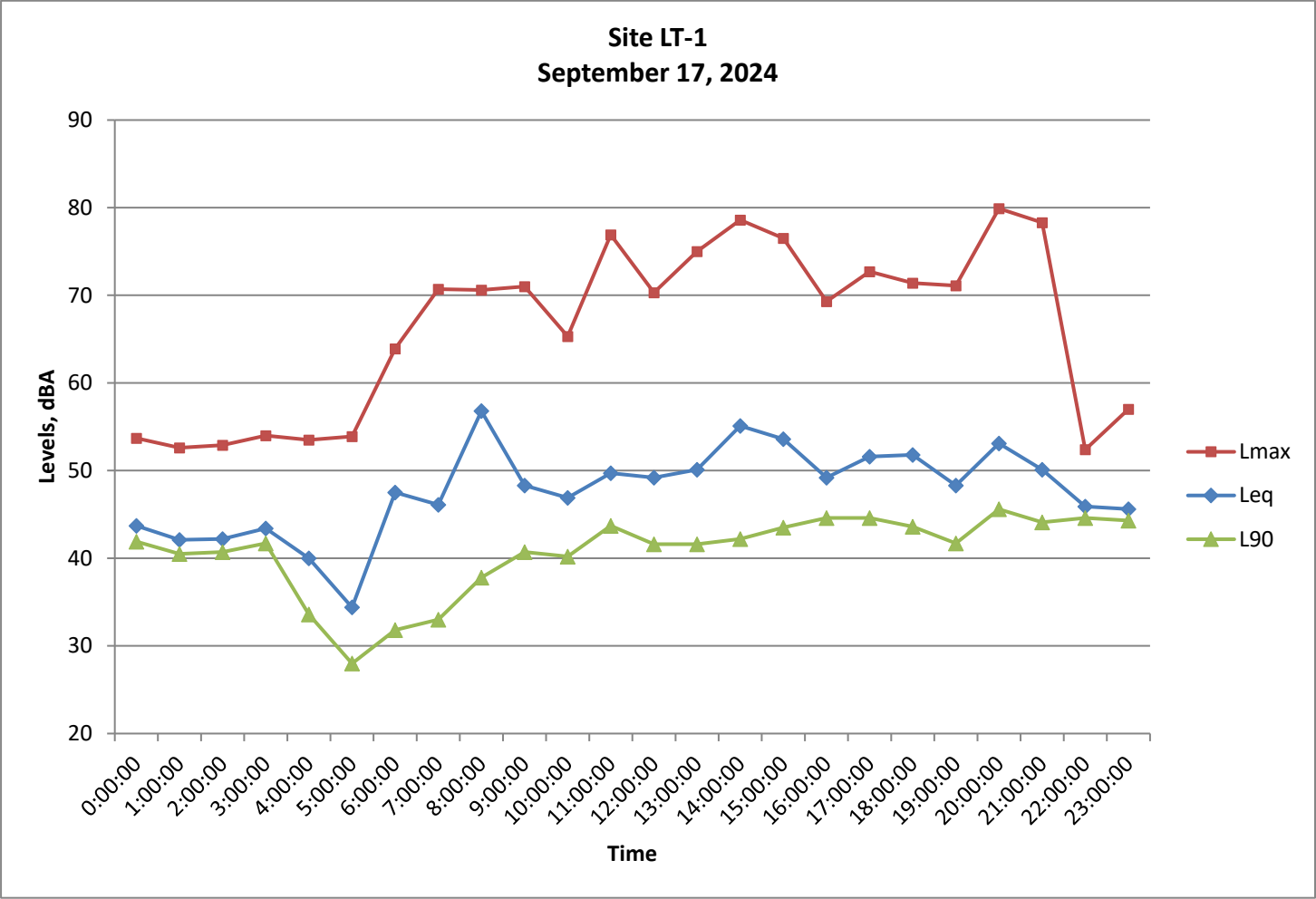


FIGURE 3: AMBIENT NOISE SITE LT-1



APPENDIX A

ACOUSTICAL TERMINOLOGY

AMBIENT NOISE LEVEL:	The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.
CNEL:	Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.
DECIBEL, dB:	A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
DNL/L_{dn}:	Day/Night Average Sound Level. The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.
L_{eq}:	Equivalent Sound Level. The sound level containing the same total energy as a time varying signal over a given sample period. L_{eq} is typically computed over 1, 8 and 24-hour sample periods.
NOTE:	The CNEL and DNL represent daily levels of noise exposure averaged on an annual basis, while L_{eq} represents the average noise exposure for a shorter time period, typically one hour.
L_{max}:	The maximum noise level recorded during a noise event.
L_n:	The sound level exceeded "n" percent of the time during a sample interval (L_{90} , L_{50} , L_{10} , etc.). For example, L_{10} equals the level exceeded 10 percent of the time.

A-2

ACOUSTICAL TERMINOLOGY

**NOISE EXPOSURE
CONTOURS:**

Lines drawn about a noise source indicating constant levels of noise exposure. CNEL and DNL contours are frequently utilized to describe community exposure to noise.

**NOISE LEVEL
REDUCTION (NLR):**

The noise reduction between indoor and outdoor environments or between two rooms that is the numerical difference, in decibels, of the average sound pressure levels in those areas or rooms. A measurement of “noise level reduction” combines the effect of the transmission loss performance of the structure plus the effect of acoustic absorption present in the receiving room.

SEL or SENEL:

Sound Exposure Level or Single Event Noise Exposure Level. The level of noise accumulated during a single noise event, such as an aircraft overflight, with reference to a duration of one second. More specifically, it is the time-integrated A-weighted squared sound pressure for a stated time interval or event, based on a reference pressure of 20 micropascals and a reference duration of one second.

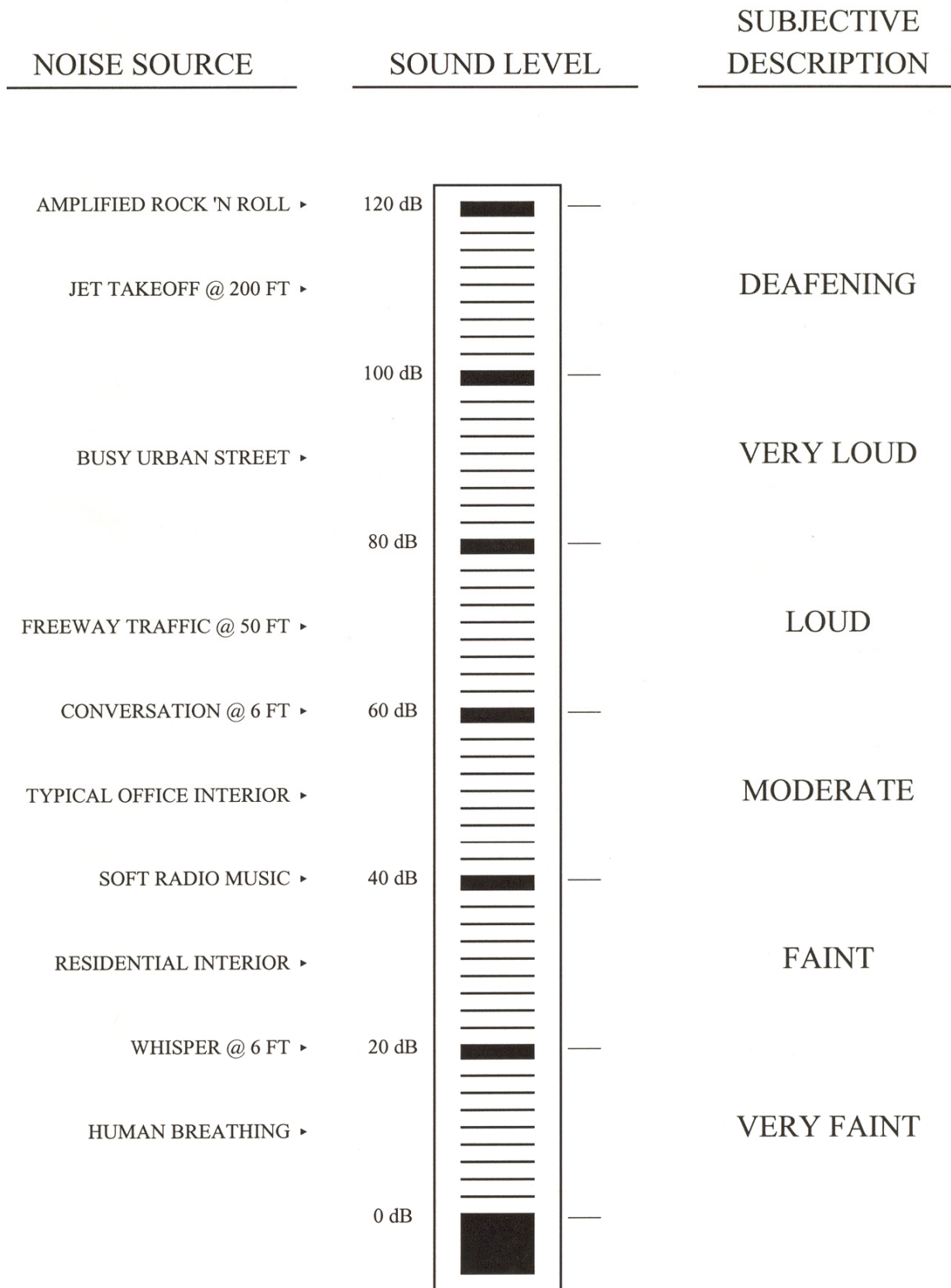
SOUND LEVEL:

The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

**SOUND TRANSMISSION
CLASS (STC):**

The single-number rating of sound transmission loss for a construction element (window, door, etc.) over a frequency range where speech intelligibility largely occurs.

APPENDIX B EXAMPLES OF SOUND LEVELS



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